

Commercial Student Housing Historic Rehabilitation Transit-Oriented Market Rate Public Housing Mixed Income



Shaw's Supermarket - Boston, MA
59,800 sf commercial
TDC: \$24m / Completed: 2003



Davenport Commons - Boston, MA
Units: 600-bed dorm; 75 mixed-income condos
2,100 sf commercial / TDC: \$50m
Completed: 2001



Appleton Mills - Lowell, MA
Units: 130 - Artist Live/Work Space
TDC: \$64m / Completed: 2011



The Mattapan Campus - Boston, MA
Units: 332 / TDC: \$101m
Completed: 2012



The Carruth - Boston, MA
Units: 74 rental; 42 condo / 10,500 sf retail
TDC: \$52.6m / Completed: 2008



66 Summer Street - Stamford, CT
Units: 209 / 6,800 sf retail / TDC: \$73m
Completed: 2015



Brookfield Commons II - White Plains, NY
Units: 129 / TDC: \$64m
Completed: 2021



Rowe Apartments - New Haven, CT
Units: 104 / TDC: \$37m
Completed: 2011

What Sets Us Apart

COMMITMENT TO DIVERSITY is a core value for Trinity Financial.

- The company is **50% minority owned** and boasts a diverse staff comprised of **59% women and/or minorities**. This diversity is even more evident at the highest levels of the company with a senior staff that is **67% women and/or minority**.

Trinity Management’s diversity of personnel matches the diversity of its portfolio.

- Trinity Management is proud of its record as an employer committed to a diverse workforce with over **68% of its team members being minorities** and over **40% working in communities in which they live**.

In addition to our internal hiring practices, we require that our development projects reflect this commitment to diversity.

- On average, we achieve **154% and 139% of our minority and women owned business sub-contracting goals**, respectively.

We’re particularly proud that minority, female and local workers, and NYCHA residents are a significant portion of the labor force on our construction jobs. For example, at Randolph Houses and Van Dyke III, we successfully implemented M/WBE business participation and workforce hiring programs:

NYCHA Development	M/WBE % of Subcontract Amount	Section 3 Hire Rate
Randolph Houses Phase I	35%	38% of 63 new hires
Randolph Houses Phase II	51%	14% of 107 new hires
Van Dyke III (under construction)	50% (to date)	100% of 8 new hires (to date)

We continue to work hard to make sure that in addition to building good developments, we are working well with residents (especially NYCHA residents), communities (witness partnerships with West Harlem Group Assistance, Mid-Bronx Desperados), City agencies (NYCHA, HPD, HDC and now CUNY), and elected officials (Borough President Gail Brewer, Council Member Alicka Ampry-Samuel).

We want to do more.

32 years

Over \$3 billion in development work

9,500 units / over 600,000 sf retail + commercial

7,000 units under management

261 employees

Properties located in NY, CT, MA & RI

Headquarter offices in Manhattan & Boston



Innovative Real Estate · Transformative Results

Trinity Financial is a community-driven, diverse team of real estate professionals with a proven track record of developing urban sites from New York to Greater Boston. We have the unique ability to complete complex, mixed-use projects overseeing all aspects of real estate – from finance to development to property management – on urban sites, especially those challenged by politics, infrastructure, environment or market profile.

Our work spans half a dozen residential and commercial specialties, from multi-family housing to transit-oriented development. With over \$3 billion in transformative development work, we have a reputation for delivering high-quality multifamily projects resulting in a stronger urban fabric – with a commitment to people, place and partners. We care about the communities where we invest because we live and work there too.

Our projects reflect a distinctive urban focus, combining community sensitivity with financial acumen to create truly transformative projects.

Two Organizations · One Mission

Founded in Boston, we opened our Manhattan office in 2015 which is now home base for sixteen of our development and management staff.

- In New York, our development work (completed and underway) now totals **\$570 million**, with over **1,000 housing units**, and more than **90,000 sf of commercial and community space**.

Our property management company, Trinity Management, was founded in 2012 and upholds the mission to meet the programmatic and financial goals of clients by providing exceptional customer-focused property management services and aids in the revitalization of communities, enhancing the lives of residents and neighbors, strengthening local commerce, and fostering opportunities for positive growth.

- Trinity Management manages **7,000 residential units** (Trinity owned and third party) and more than **530,000 sf of commercial and community space**.

Our Work in New York

855 Courtlandt



The 855 Courtlandt (formerly known as 3160 Park Ave.) project is an exciting mixed-use, mixed-income development that has turned a vacant and underutilized parcel in the Bronx into a vibrant and economically impactful addition to the community by providing apartments affordable to households from 40% to 100% of the Area Median Income. The site is located within the Melrose Commons Urban Renewal Area established by the New York City Department of Housing Preservation and Development (HPD) with its community partners. The site was one of the last undeveloped parcels within the Urban Renewal Area and offered a unique opportunity to put the finishing touches on this ambitious planning effort. 855 Courtlandt is a highly energy-efficient building that exceeds Enterprise Green Communities Criteria.

Bronx, NY
Units: 152 / 21,400 sf ground floor retail
TDC: \$66m
Completed: 2016

425 Grand Concourse



The 425 Grand Concourse project is a 26-story, mixed-use, and mixed-income building located in the Bronx, N.Y. When completed, the project will consist of 277 units of housing affordable to households from 30% to 100% of the Area Median Income. In addition to the residential component, the project will also consist of a Supermarket, a Community Health Clinic, an Educational Facility and Cultural Center and a NYC Parks Dept. comfort station. On-site resident amenities will include a fitness center, tenant lounge, community room, a package delivery room, and an accessible roof deck.

The 425 Grand Concourse Project is also designed to meet Passive House Standards - aimed at providing superior energy efficiency within the building and helping to greatly reduce the project's carbon footprint. When completed 425 Grand Concourse will be one of the largest Passive Houses in North America and a major example of innovative and energy efficient development.

Bronx, NY
Units: 277 / 47,000 sf commercial + community space
TDC: \$170m
Completion: 2021

Randolph Houses Phase I



The first phase of the A. Phillip Randolph Houses project (“Randolph I”) contains 22 five-story Old Law tenement buildings on the south side of 114th street in Harlem N.Y. This project involves the historic gut-rehab of these buildings that are part of NYCHA’s A. Phillip Randolph Houses development: restoration of the building facades and complete structural, HVAC, electrical and roofing system replacement. Completed in 2016, Randolph I consolidates the 22 tenement buildings into two interconnected buildings with 167 fully rehabilitated accessible or adaptable public housing and affordable units with central circulation and elevator access. Tenant amenities include community space, a computer lab, fitness room, storage for residents, and a children’s play area. The total development cost for the project is 101 Million.

Harlem, NY
Units: 167
TDC: \$101m
Completion: 2016

Randolph Houses Phase II



The second phase of the A. Phillip Randolph Houses project (“Randolph II”) contains 14 five-story Old Law tenement buildings on the north side of 114th street in Harlem N.Y. This project involves the historic gut-rehab of these buildings that are part of NYCHA’s A. Phillip Randolph Houses development. The project included the restoration of the building facades and complete structural, HVAC, electrical and roofing system replacement. This phase of the project also involved the relocation of the existing tenants into the newly-constructed Randolph I apartments.

Completed in 2018, Randolph II consolidates the 14 tenement buildings into one fully rehabilitated building with 115 accessible or adaptable units, central circulation and elevator access. Tenant amenities include community space, storage for residents, and a large back yard with children’s play area, outdoor barbecue grilles, tenant gardening plots and ping-pong areas. The total development cost for the project is \$64 Million.

Harlem, NY
Units: 115
TDC: \$64m
Completed: 2018

Van Dyke III



Van Dyke III is a 12-story, mixed-use, affordable housing project located in the Brownsville area of Brooklyn, N.Y. on the site of the Van Dyke Houses NYCHA development. When completed, the project will consist of 180 units of housing affordable to households from 30% to 60% of the Area Median Income. In addition to the residential component, the project will also consist of an Early Childhood Educational Center, a Community Health Clinic and a Wellness Center. On-site resident amenities will include a resident library, a computer lab, a fitness room, a tenant lounge, a community room, an accessible roof deck, tenant roof gardening plots, a package delivery room, and a ground floor outdoor recreational area.

Brooklyn, NY
Units: 180
TDC: \$100m
Completion: 2020